



WASHINGTON COUNTY PLANNING COMMISSION MEETING
March 10, 2015

The regular meeting of the Washington County Planning Commission will be held on **Tuesday, March 10, 2015**, in the **Commission Chambers** in the **Washington County Administration Building, 197 East Tabernacle, St. George, Utah**, beginning at **1:30 p.m.** The Washington County Planning Commission meets on the **second Tuesday** of each month. **All applications must be reviewed at Staff meetings held on the Tuesday preceding the meeting date.** Agenda items will be heard in the following order:

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 2 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed.

1. **CONDITIONAL USE.** Request for approval of an existing ham radio antenna on Parcel HCFE-10-HV; which is 869 West 3270 South near Hurricane. Zoned RA-1-(Residential Agricultural 1 acre minimum lot size). The applicant is Richard Rein.
2. **CONDITIONAL USE.** Request for approval of a gravel pit on Parcel 3137-LS; which is located at approximately 222 West Diamond G Lane, north of Toquerville. Zoned OST-20 (Open Space Transition 20 acre minimum lot size requirement). The applicant is Gilbert Development Corporation.
3. **CONDITIONAL USE.** Request for approval of a waste heat recovery facility adjacent to the Kern River Gas Compressor Station that is located on BLM land west of Veyo and north of Gunlock. The applicant is UAMPS (Utah Associated Municipal Power System).
4. **CONDITIONAL USE.** Request for approval to upgrade approximately 7 miles of the existing 34.5 kV transmission line for the proposed waste heat recovery facility. The applicant is Rocky Mountain Power.
5. **STAFF DECISIONS.** Report of the Land Use Authority Staff Meeting held on March 3, 2015.
6. **MINUTES.** Consider approval of the minutes of the regular planning commission meetings held on January 13, 2015.
7. **COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on planning items; County initiated.
8. **COMMISSION & STAFF REPORTS.** General reporting on various topics; County initiated.

REASONABLE ACCOMMODATION: Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County programs. Please contact the Washington County Planning Office in advance if you have special needs (435) 634-5701.

I, Scott Messel, certify that the above notice was faxed and e-mailed to the Spectrum Newspaper on March 6, 2015 and posted in the following seven places within Washington County: Washington County Branch Libraries - Enterprise/Hurricane/New Harmony/Santa Clara/Springdale/St. George/Washington City, the Washington County Administration Building at 197 E. Tabernacle, St. George, Utah, posted on the website at www.washco.utah.gov, and the State Public Meeting Notice website at <http://pmn.utah.gov>.

Scott Messel, Community Development Director

Posted: March 6, 2015



Planning Commission Staff Report

Communication Tower Conditional Use March 10, 2015

Applicant/Owner: Richard Rein
Location: 869 West 3270 South near Hurricane
Zone: RA-1 (Residential Agricultural 1 acre minimum lot size)

Description:

Mr. Richard Rein, the owner of Parcel HCFE-10-HV, is requesting conditional use approval for an existing approximately 40 foot tall ham radio antennae. The antennae look similar to a flag pole (see attached photo). Mr. Richard Rein was a ham radio operator in WWII and continues to enjoy it as a hobby. The height of the tower is needed to for the designated radio frequency spectra he uses.

Recommendation:

Staff has reviewed the applications and recommends the Planning Commission approve the conditional use for a ham radio antennae based on the following findings:

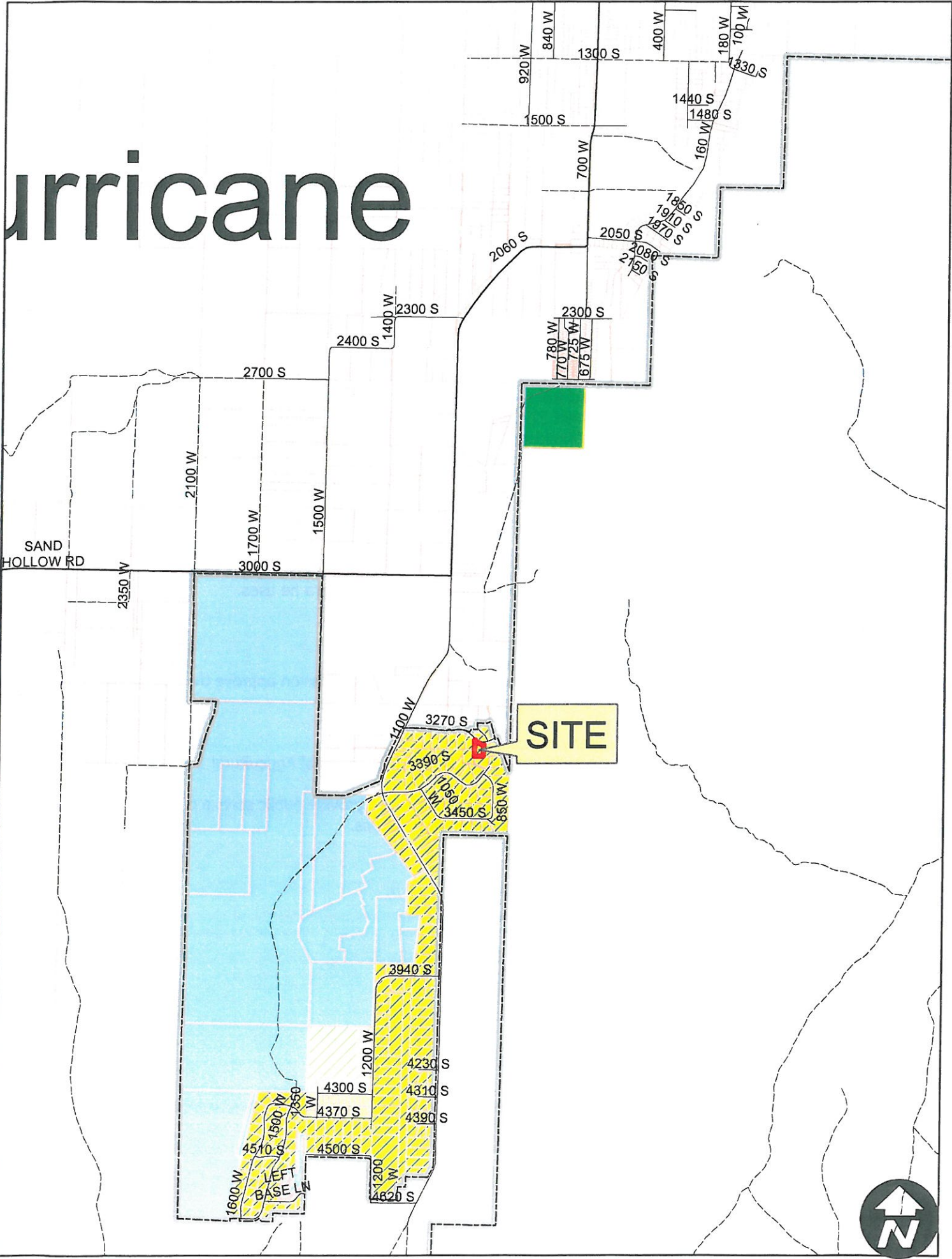
1. The conditional use was properly noticed.
2. A communication tower is a conditional use in the RA-1 (Residential Agricultural 1 acre minimum lot size) zone.
3. Although it is an older technology ham radio operators can provide public service during a natural disaster or disruptive event with emergency communications.

Attachment 1: Area Map
Attachment 2: Photo

urricane

SAND
HOLLOW RD

SITE







Planning Commission Staff Report

Gravel Pit Conditional Use March 10, 2015

Applicant/Owner:	Gilbert Development Corporation
Location:	East of Anderson Junction interchange on Parcel 3137-LS
Zone:	OST-20 (Open Space Transition 20 acre minimum lot size)

Description:

Gilbert Development Corporation has submitted application for conditional use approval of a gravel pit on an approximately 200 acre parcel located at approximately 222 West Diamond G Lane north of Toquerville. The parcel is located in the OST-20 (Open Space Transition 20 acre minimum lot size requirement) zone. Mining and mineral extraction are a conditional use in that zone. Approximately 3,000 acres of land adjacent to this parcel is being annexed into Toquerville.

Recommendation:

Staff has reviewed and recommends that the Planning Commission approve the conditional use for the gravel pit based on the following findings:

1. Gravel Pits are a conditional use in the OST-20 (Open Space Transition 20 acre minimum lot size) zone.
2. The site meets any applicable Washington County requirements.
3. The conditional use was properly noticed.

Attachment 1: Area Map



SITE

ROUTE 0357

I-15

ANDERSON JUNCTION RD

DIAMOND G LN

LAVA
POCKET DR

SEVEN CS LN

LAVA
RIDGE RD



Planning Commission Staff Report

Waste Heat Recovery Facility Conditional Use March 10, 2015

Applicant/Owner: UAMPS
Location: West of Veyo and north of Gunlock adjacent to Kern River Gas Compressor Station.

Description:

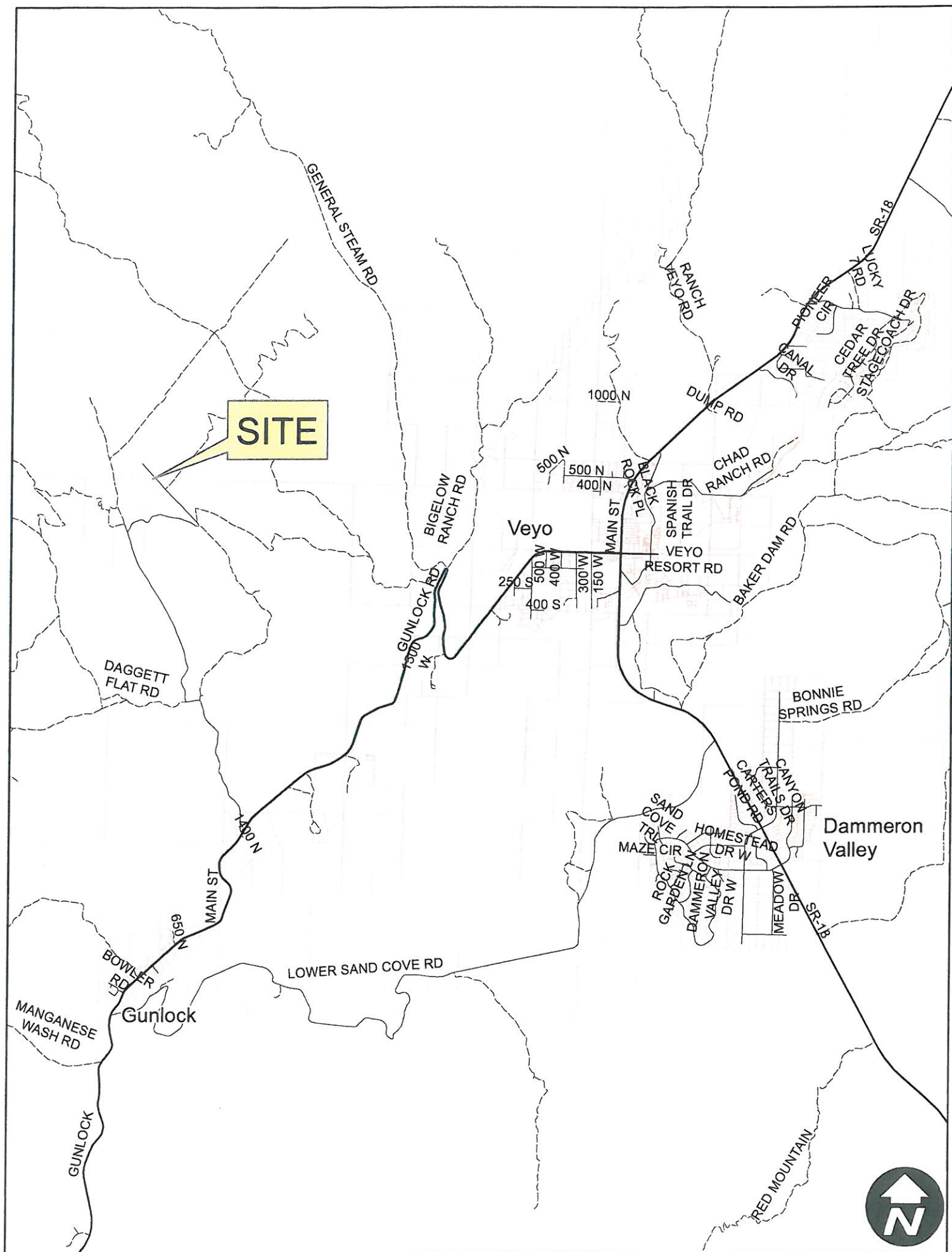
UAMPS (Utah Associated Municipal Power Systems) is requesting approval for a waste heat recovery facility for the Kern River pipeline compressor station that is located on BLM land. The project would recover waste heat from the compressor station to generate electricity using an energy converter. The project would produce up to approximately 7.8 MW per hour, and is expected to produce 58,000 MW annually. At the existing the existing compressor station, one waste heat oil heater (WHOH) would be installed at each of the three exhaust stacks 9three WHOHs in total) from the three gas turbine compressors. The three WHOHs would capture and transfer the waste heat from the turbine exhaust to heat-stable thermal oil. This thermal oil would circulate from the three WHOHs via an overhead piping system to an Ormat Energy Converter (OEC) unit. The OEC, a tube and shell heat exchanger, would receive the heated thermal oil, where it would vaporize a motive fluid. From the OEC vaporizer, the thermal oil would loop through the pre-heater and be piped back to each of the three WHOHs within a closed loop system to continue the process. The vaporized pentane would then be captured and condensed back to liquid in a bank of air-cooled condensers. From the condensers, the pentane would flow into a heat exchange/recuperator where it would be preheated before being cycled back to the vaporizer in a separate closed-loop system.

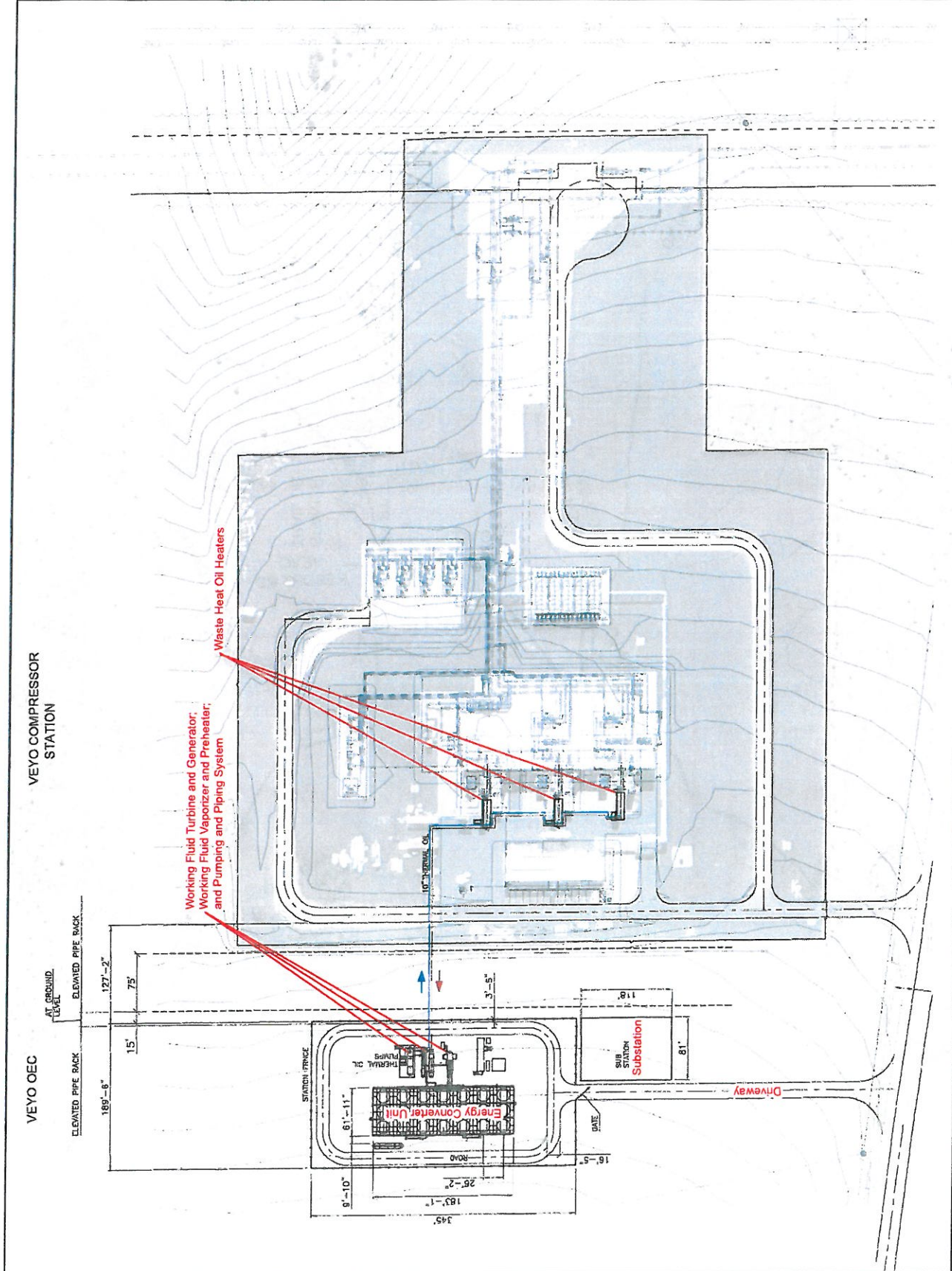
Recommendation:

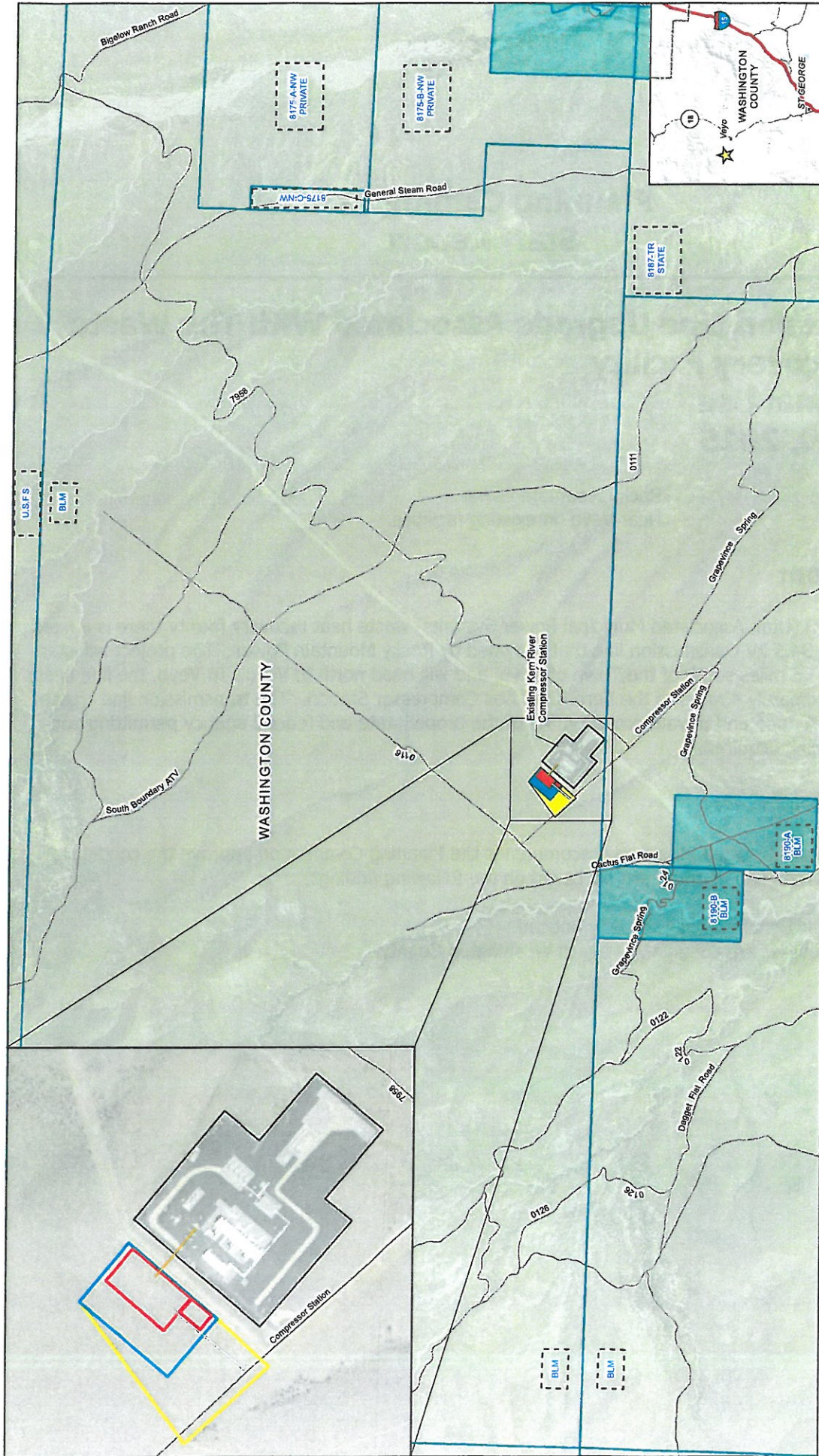
Staff has reviewed the applications and recommends the Planning Commission approve the conditional use for a waste heat recovery facility based on the following findings:

1. The conditional use was properly noticed.
2. Public utilizes are conditional uses in Washington County.

Attachment 1: Area Maps







Veyo Waste Heat Recovery Facility Project
 Washington County
 Attachment 6 – Zoning Map
 February 2015

Legend

- Proposed UAMPS Right of Way
- Proposed UAMPS Project Site
- Proposed UAMPS Work Area
- Proposed Heat Recovery Pipes
- Proposed Roadway and Driveway Improvements
- Existing Road
- Parcel Boundary
- Assessor's Parcel Number/Label
- Zoning Designations**
 - Open Space Conservation
 - Open Space Transition

Scale: 0 0.25 0.5 Miles
 North Arrow



Planning Commission Staff Report

Transmission Line Upgrade Associated With The Waste Heat Recovery Facility Conditional Use March 10, 2015

Applicant/Owner: Rocky Mountain Power
Location: Near Veyo on existing facilities.

Description:

With the UAMPS (Utah Associated Municipal Power Systems) waste heat recovery facility there is a need to upgrade the 34.5 kV transmission line that is owned by Rocky Mountain Power. The project will start approximately 3.5 miles south of the Town of Veyo, and will head north to Veyo. In Veyo, the line heads west for approximately 4 miles to the Kern River Gas Compressor Station. The transmission line crosses BLM land, SITLA land and private property. All of the proper state and federal agency permitting and approval are being acquired.

Recommendation:

Staff has reviewed the applications and recommends the Planning Commission approve the conditional use for transmission line upgrade project based on the following findings:

1. The conditional use was properly noticed.
2. Public utilizes are conditional uses in Washington County.



Staff Meeting

March 3, 2015

Agenda:

1. **CONDITIONAL USE.** Review of conditional use for ham radio antenna that is approximately 40' in height on Parcel HCFE-10-HV; which is 869 West 3270 South near Hurricane. Zoned RA-1 (Residential Agricultural 1 acre minimum lot size). The applicant is Richard Rein.
2. **CONDITIONAL USE.** Review of gravel pit on Parcel 3137-LS; which is in the OST-20 (Open Space Transition 20 acre minimum lot size) zone. Located east of Anderson Junction I-15 exit. The applicant is Gilbert Development Corp./ Toni Cornforth
3. **CONDITIONAL USE.** Review of Veyo Waste Heat Recovery Facility located west of the Compressor Station and upgrade to an existing 34.5kV transmission line from approximately 3.5 miles south of Veyo to the Compressor Station. The applicant is UAMPS/ Rocky Mountain Power.
4. **ZONE CHANGE.** Review of zone change of Parcel 415-A-HV and Parcel 4115-B-HV from OST-20 (Open Space Transition 20 acre minimum lot size) zone to the M-1 (Manufacturing) zone. Total acreage approximately 52 acres in size. Located south of Regional Park Drive near Hurricane. The applicants are JTD Trucking Inc./ Rocky Mountain Power.
5. **UPDATE.** Building Permit and request to increase the number of allowed unrelated occupants greater than the number allowed in the County's definition of family for Red Cliffs Academy; which is a residential care facility for troubled boys. Located at 779 South Silver Valley Road near Leeds. The applicant is Red Cliffs Academy.
6. **DIAMOND VALLEY ACRES LOTS 27 & 28.** Parcel DVA-28-B-1-SW and Parcel DVA-27-A-1-SW. Zoned RE-40 (Residential Estate 40,000 square foot minimum lot size). The applicant is Keith Kelsch.
7. **SPECIAL EVENTS.**
8. **TINY HOMES.** Discussion about how to address "Tiny Homes"
http://tinyhouselistings.com/?s=Utah&search=search&srch_type=&srch_location=Utah&srch_are_a=&srch_price=&srch_keyword=&srch_bedrooms=&srch_bathroom
9. **OTHER ITEMS.**

These minutes are DRAFTS and subject to changes. They will not be official until approved.

**Washington County Land Use Authority Meeting
January 13, 2015**

The Washington County Land Use Authority Meeting was held Tuesday, January 13, 2015 in the Council Chambers of the Washington County Administration Building located at 197 E. Tabernacle, St. George, UT. The meeting was convened by Chairman Doug Wilson at 1:30 p.m. He led the pledge of Allegiance and then explained how the meeting would proceed.

Commissioners present: JoAnn Balen, Deborah Christopher, Dave Everett, and Rick Jones,

Excused: Kim Ford and Mike Stucki.

Staff present: Scott Messel, Planning & Zoning Administrator; Eric Clark, Deputy County Attorney; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Doreen Bowers-Irons, Planning Secretary; Kim Hafen, County Clerk.

I. CONDITIONAL USE PERMIT EXTENSION REQUEST. Review for an extension of the conditional use permit for an existing gravel pit located east of Hwy. 91 in Section 2, Township 43 South, Range 18 West, and SLB&M on State Trust Lands. Zoned OSC-20 (Open Space Conservation 20-acre minimum lot size). The applicant is Kay Jean Mathews-Hale/Red Rock Warriors Rock, Inc.

Mr. Messel reported the applicants were not in attendance. They are requesting an extension of their conditional use permit for an existing gravel pit operation on SITLA land located on Utah Hill on the east side of Old Hwy. 91. The site is approximately 20 acres. The State Trust Lands program has benefitted from mineral development. The General Plan recommends that both agencies identify the highest and best use of the land. The plan provides for sand and gravel quarry sites for building and development activity in the County. Activity has been minimal but the applicant would like to keep the conditional use permit active. If the pit is not used this year, the applicants would be required to come back again next year for an extension. If it is used, the permit would remain in affect.

Chairman Wilson asked if there were any complaints or issues with the pit. Mr. Messel stated there were none.

Commissioner Everett asked if anyone had been to look at the site to see what condition it was in and if there was any junk or concerns with the way it is being kept. Mr. Messel stated he had not been out to look at it.

Todd Edwards, County Engineer stated he looked at the site last week. The County is interested in using some of the product for upcoming projects planned for the area in the near future. The material was used a couple of years ago for rip-rap and erosion control. He requested the commission approve the extension to keep the permit open.

Recommendation:

Staff has reviewed and recommends that the Planning Commission approve the conditional use permit extension for the gravel pit based on the following findings:

1. Gravel Pits are a conditional use in the OSC (Open Space Conservation) zone.
2. The uses have been approved in previous years.
3. The site meets applicable Washington County requirements.

MOTION: Commissioner Balen MOVED to approve the conditional use permit extension request for an existing gravel pit located east of Hwy. 91 in Section 2, Township 43

South, Range 18 West, SLB&M on State Trust Lands. Zoned OSC (Open Space Conservation 20 acre minimum lot size); Applicant: Kay Jean Mathews-Hale/Red Rock Warriors Rock, Inc. based on the following findings and conditions:

- 1. Gravel Pits are a conditional use in the OSC (Open Space Conservation) zone**
- 2. The uses have been approved in previous years.**
- 3. The site meets applicable Washington County requirements.**

CONDITIONS:

- 1. Must meet the previously approved conditions.**

Commissioner Jones SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all four (4) Commissioners voting in favor.

II. PRELIMINARY PLAT REVIEW REQUEST. Review of request to subdivide Parcel CB-8-NW, which is Lot 8 of the Chadburn Subdivision into 2 approximately 1 acre lots. The parcel is located at 43 North Main Street (SR-18) in Veyo. The public hearing was held on October 14, 2014 in the regularly scheduled Planning Commission meeting. Zoned C-3 (General Commercial). The applicant is Christine Stubbs.

Mr. Messel stated the discussion will be for both the preliminary and final plat items on the agenda. He provided a map of the property and explained the proposed locations and surrounding area. He reported the request is to subdivide Parcel CB-8-NW, which is Lot 8 of the Chadburn Subdivision into two lots. The proposed two lots are each approximately 1 acre in size. A zone change was recently approved rezoning Parcel CB-8-NW from the RA-1 (Residential Agricultural 1 acre minimum lot size) zone to a C-3 (General Commercial) zone. The C-3 (General Commercial) zone does not have a minimum lot size requirement. The Chadburn Subdivision was approved in the 1970's. Lot 8 wraps around the existing commercial property on the northeast corner of Main Street and Center Street in Veyo. The proposed Family Dollar Store would be located on what is referred to as Lot 8A on the proposed plat. Lot 8B would remain undeveloped at this time. The subject property is west of the fire station that is located on Lot 9 of the Chadburn Subdivision.

A public hearing was held in the October 14, 2014 Planning Commission Meeting for the preliminary plat for Chadburn Subdivision Amended Plat (Affects Lot 8 Only). After closing the public hearing the Planning Commission tabled the item because of several concerns. A revised plat has been submitted. The lot layout has been modified, resolving concerns that the previous layout created. The main issue that needs to be resolved is that there is only one culinary water connection available. Section 11-5-5 of the County's Subdivision Code states "All subdivisions shall have a supply of culinary water available to each lot in the subdivision. Hauling of water to lots in a subdivision shall not be permitted (Ord. 6-5-2000)". in the C-3 (General Commercial) zone. The site plans and building plans would be reviewed by staff to ensure compliance with applicable Washington County Land Use and Building Codes. The parcel is Lot 8, which wraps around the existing commercial property on the northeast corner of Main Street and Center Street. The property is west of the fire station. Under the Commercial Development section of the Veyo Community General Plan it identifies Veyo as a satellite commercial center for the communities that make up the "west side" of Washington County. It states "...commercial development is largely determined by economics. When someone determines that there is a sufficient demand for a certain commercial business, they will seek to develop that particular business".

The planning commission has options on how they would like to proceed with this approval. They could recommend denial, which staff would not recommend. They could table taking action on the preliminary plat until a water connection can be resolved. Or, another option would be to recommend approval of the preliminary plat subject to the condition that the water is obtained and a will serve letter provided.

Preliminary Plat Recommendation:

Staff cannot recommend approval until the culinary water connection issue is resolved. Staff recommends that the Planning Commission table this item to allow the applicant time to resolve the following issue:

1. A culinary water connection needs to be provided to each lot.

Commissioner Everett asked if each lot was required to have a water connection. Mr. Messel stated yes. He then recited the ordinance requirements.

The commission and staff discussed the water requirement for each lot along with options the applicant had regarding the subdivision. Commissioner Balen asked if the applicants had talked to the water board and other individuals who had water shares that might be available.

Erin Tapia, representing the owner and Brad Lasater representing the buyers addressed the commission. They stated they had talked to the water board who indicated there were no shares available and the only other person who they were aware of with shares did not want to sell them. They were also asking an outlandish price if they were willing to sell one.

A discussion regarding water shares in the Veyo area occurred between Commissioner Balen and Ms. Tapia. Ms. Tapia said she was told by Slade Hughes, a water board member, that there were no shares available for sale. She spoke with a lady who had a number of shares but was unwilling to sell them; if she did sell any she wanted \$30,000.00 per share, which would be cost prohibitive. They are working on getting water but need to complete the sale before any funds would be available to purchase any more water shares.

Mr. Lasater reiterated the need to have the sale go through. He stated in order for the Chadburn's to obtain a water share for the other lot, they need to find a way to close on the property to acquire the funds.

Mr. Messel stated whether the plats are approved or not, the property is zoned C-3 so the applicants can proceed getting the building plans for the Family Dollar Store approved and can start working on the building itself.

Chairman Wilson asked why Family Dollar is so adamant about having less property. Mr. Lasater answered that is how they want to operate. He did not know of an exact reason.

Commissioner Everett suggested Family Dollar donate the remaining property to the town for a park or a community use.

A discussion regarding the excess property Family Dollar is not interested in took place between the commission, staff and the applicants. They also discussed options for the excess land along with water and other requirements for the project. Commissioner Balen suggested finding a way to divide the existing water share and having xeriscape landscaping on both lots. Chairman Wilson concurred.

Bob Platt, project engineer stated the reality of the store is that it will not use much water. It has a toilet and a sink nothing more and so there would be no need for .45 acre feet of water.

Mr. Lasater stated we will look at closing on the entire parcel and help Ms. Tapia find the water then come back for the subdivision in the near future. Chairman Wilson stated they could look at donating the remainder to the community

Mr. Messel went over what could be done with the preliminary plat and its approval or simply denying the preliminary plat. The options were to table the request or approve the preliminary plat subject to the required water being obtained. If the preliminary plat is approved the applicants could move forward to get the property ready for final approval.

Todd Edwards, County Engineer stated if the commission was going to make the motion he would like part of the motion to include a septic feasibility study be made on the new lot. For the final plat a septic perk test is required. However, we need a feasibility test to be done on a preliminary plat.

A discussion on the septic feasibility and septic permit occurred. Mr. Platt wanted it made clear they have a septic permit for Lot 8A not a feasibility study. Mr. Edwards stated the new lot, Lot 8B, would need the feasibility study, not the existing Lot 8A. The commission also discussed approving the preliminary plat to allow the Family Dollar Store to move forward with the project and what would be required for the final plat. It was also discussed that maybe the remaining portion of property could be sold to one of the bordering properties and then a lot line adjustment would be what would be needed.

Mr. Lasater stated they would work with Ms. Tapia and Family Dollar to get the project on track and will continue to work on the water issue.

Chairman Wilson then called for a motion.

MOTION: Commissioner Balen **MOVED** to recommend the County Commission to approve the Preliminary Subdivision Plat request of Parcel CB-8-NW into two (2) approximately 1 acre lots. The parcel is located at 43 North Main Street (SR-18) in Veyo; Applicant: Christine Stubbs and subject to the following:

1. The applicant has a feasibility study done and a septic system permit for the new lot.
2. Water service to the new lot must be obtained.

Commissioner Jones **SECONDED**. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all four (4) Commissioners voting in favor.

III. FINAL PLAT REVIEW. Review of final plat for Parcel CB-8-NW, which is Lot 8 of the Chadburn Subdivision into 2 approximately 1 acre lots. The parcel is located at 43 North Main Street (SR-18) in Veyo. The public hearing was held on October 14, 2014 in the regularly scheduled Planning Commission meeting. Zoned C-3 (General Commercial). The applicant is Christine Stubbs.

Final Plat Recommendation:

Staff cannot recommend approval of the final plat until the preliminary plat is approved. Staff recommends tabling the item until the preliminary plat is approved.

MOTION: Commissioner Balen **MOVED** to **TABLE** recommendation to the County Commission to approve the Final Subdivision Plat request of Parcel CB-8-NW into two (2) approximately 1 acre lots. The parcel is located at 43 North Main Street (SR-18) in Veyo; Applicant: Christine Stubbs until the applicant is able to meet the requirements and conditions of the Preliminary Subdivision Plat. Commissioner Everett **SECONDED**. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried with all four (4) Commissioners voting in favor.

Commissioner Jones stated he had a question on County Policies regarding septic and sewer. When a subdivision is approved whether it be major or minor, is a perk test required? I can understand the soils test but wonder if the perk test shouldn't be done when someone is ready to build. Mr. Edwards explained the steps to approving a subdivision. The first step in the preliminary plat requires a feasibility study which requires a will serve letter from a water source. Regarding the sewer, we accept a feasibility study for the perk round the area to get an idea that the ground will perk and how fast for the number of lots that would be allowed. Once the final plat is ready for approval, a perk test per lot is required as per the ordinance.

Commissioner Jones and Mr. Edwards discussed the requirements for a subdivision. Mr. Edwards stated the ordinance is in place to protect the buyer of the property to ensure the lot is buildable.

IV. FINAL PLAT REVIEW. Review of final plat for Grassy Meadows Sky Ranch Phase 6A, which consists of 3 lots on approximately 6.3 acres. Located north of 4620 South and east of 1200 West near Hurricane. Zoned RA-1 (Residential Agricultural 1 acre minimum lot size). The applicant is Fernwood Sky Ranch Phase 6, LLC/Ried Pope.

Mr. Messel showed the final plat to the commission. He stated in 2013, Parcel 3403-C-5, which is approximately a 17 acre property was (de)annexed from Hurricane City to unincorporated Washington County and assigned the RA-1 (Residential Agricultural 1 acre minimum lot size) zone. The Preliminary Plat for Grassy Meadows Sky Ranch Phase 6 containing 8 lots was approved. The lots range in size from 45,234 to 114,717 square feet. Applicant has now been submitted for final plat approval of Phase 6A, which consists of 3 of the 8 total lots approved with the preliminary plat. Lot 124 is 68,309 square feet. Lot 125 is 118,662 square feet. Lot 126 is 89,780 square feet. The 3 lot phase is approximately 6.3 total acres. The roads will be constructed to Hurricane City's Rural Roadway Street Standard. for additional residential development of the same character as currently exists."

Final Plat Recommendation:

Staff has reviewed the proposed final plat and recommends that the Planning Commission recommend approval of the final plat based on the following findings and conditions:

1. The final plat is consistent with the approved preliminary plat.
2. The lots meet the minimum lot size requirement of the RA-1(Residential Agricultural 1 acre minimum lot size) zone.
3. The proposal is consistent with the type of residential development in the area.

Conditions:

Staff has reviewed the proposed final plat and recommends that the Planning Commission recommend approval of the final plat subject to the following condition:

1. The address for each lot needs to be added to the plat before recordation.

Staff and the Commission discussed the road which was not part of the (de)annexation and will remain in Hurricane. Hurricane City will maintain the road.

Chairman Wilson clarified access to the lots. A discussion on the lot sizes occurred.

Ried Pope, representative reported the reason the property was (de)annexed was related to the power. Hurricane City was unable to provide power to this new phase and Rocky Mountain is the power company in this area so in order to have power the property had to be outside of the city. He reported on the perk tests and the septic permits.

Mr. Edwards explained why the road remained in Hurricane City's jurisdiction. He informed the commission that the county received a letter addressing curb, gutter & sidewalk and how they want the rural feel out in this area. Because it is Hurricane's right-of-way and they are going to maintain it, the county is not requiring the applicants install curb, gutter & sidewalks.

Commissioner Everett expressed his concerns for not following the county ordinances. He did not want the county to approve something and not follow the ordinance. Mr. Clarke stated the issue is that the road is not part of the county's jurisdiction and so therefore, the ordinance would not apply.

Chairman Wilson read Staff's recommendation for approval. He then called for a motion.

MOTION: Commissioner Christopher MOVED to recommend the County Commission approve the final plat for Grassy Meadow Sky Ranch Phase 6A, which consists of 3 lots on approximately 6.3 acres Located north of 4620 South and east of 1200 West near Hurricane. Zoned RA-1 (Residential Agricultural 1 acre minimum lot size). The applicant is Fernwood Sky Ranch Phase 6, LLC/Ried Pope, based on the following findings and conditions:

1. The final plat is consistent with the approved preliminary plat.
2. The lots meet the minimum lot size requirement of the RA-1 (Residential Agricultural 1 acre minimum lot size) zone.
3. The proposal is consistent with the type of residential development in the area.

Conditions:

1. The address for each lot needs to be added to the plat before recordation.

Commissioner Jones SECONDED. Chairman Wilson called for discussion on the motion. There being none, he called for a vote. The motion carried as follows: Commissioners Christopher, Balen and Jones voted aye; Commissioner Everett abstained; Chairman Wilson voted aye.

A short discussion regarding the project time line, the power, and a few other minor details occurred.

V. STAFF DECISIONS. Decisions from the Land Use Authority Staff Meeting held on January 06, 2015.

Mr. Messel reported on the Land Use Authority Staff Meeting held on January 06, 2015 that included the items listed above. A Special Event for the Mesquite Stage Bike Race, which is a 3 stage, 2 day event. The Route will be on portions of Old Hwy. 91 on Sunday, April 12, 2015. The applicant is Dirk Cowley. The requirements have been met; however the county is still waiting on the insurance certificate. The event was approved. He gave an update regarding the Red Cliffs Academy, which is a residential care facility for troubled boys. The request is to increase the number of allowed unrelated occupants for a single family dwelling as part of a conditional use permit.

Mr. Messel reported on the Toquerville annexation letter he received from the town of Toquerville and the location of said annexation area. A short discussion regarding the wind towers that was planned for the area occurred.

VI. MINUTES. Consider approval of the minutes of the regular planning commission meetings held on December 09, 2014.

There were not enough members who were in attendance of the December 09, 2014 meeting to approve the minutes. Mr. Messel recommended tabling them to the next meeting.

MOTION: Commissioner Everett MOVED to table the minutes of the December 09, 2014 meeting until a quorum who was in attendance of the meeting is present. Commissioner Balen SECONDED. Chairman Wilson called for discussion on the motion. There being none he called for a vote. The motion carried with all four (4) Commissioners voting in favor.

VII. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on planning items; County initiated.

Mr. Messel stated the County Commission tabled the zone change near the Shooting Sports Park the Planning Commission reviewed and recommended for approval during the last meeting due to some access issues. Rocky Mountain Power is working with a title company and the other property owner for access. The commission and staff discussed the property location, the use and a few other technicalities associated with the property.

VIII. COMMISSION & STAFF REPORTS. General reporting on various topics; County initiated.

There were no reports.

Commissioner Balen moved to adjourn and the meeting ended at 2:56 p.m.

Doreen Bowers-Irons, Planning Secretary

Approved: 10 February 2015